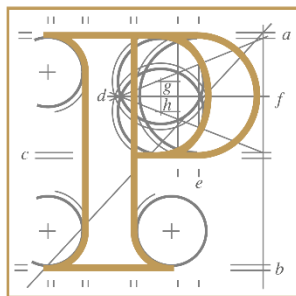


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Q3 2025 Quarterly Update



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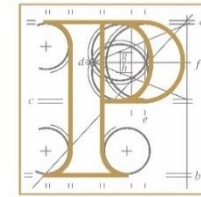
Overview

Live Case Files & Caseload

All Case Types

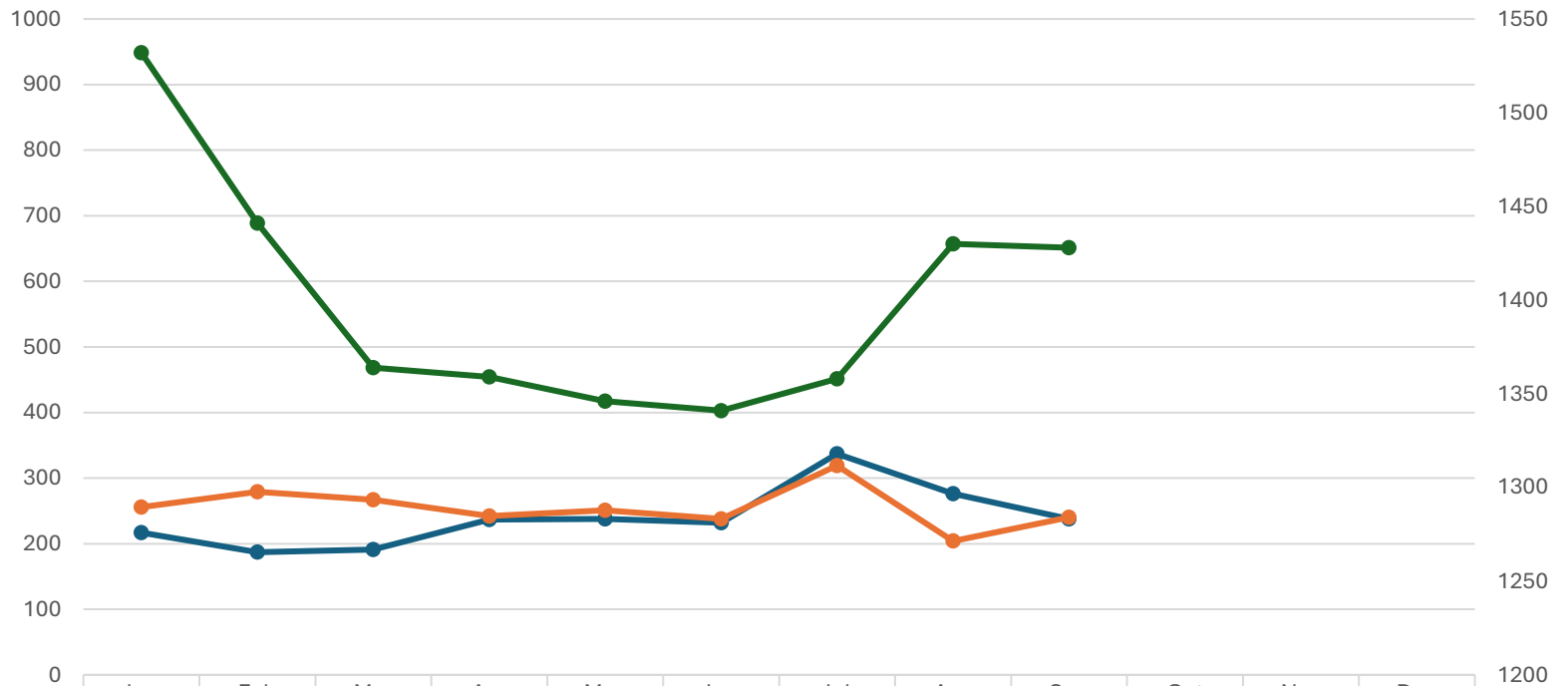
YTD Intake 2153

– disposed of 2296; On Hands 1428



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All Cases Types



— Cases Received

— Cases Disposed

— Cases On Hands

— Cases Received

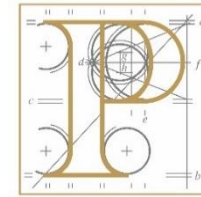
— Cases Disposed

— Cases On Hands

Normal Planning Appeals (NPA)

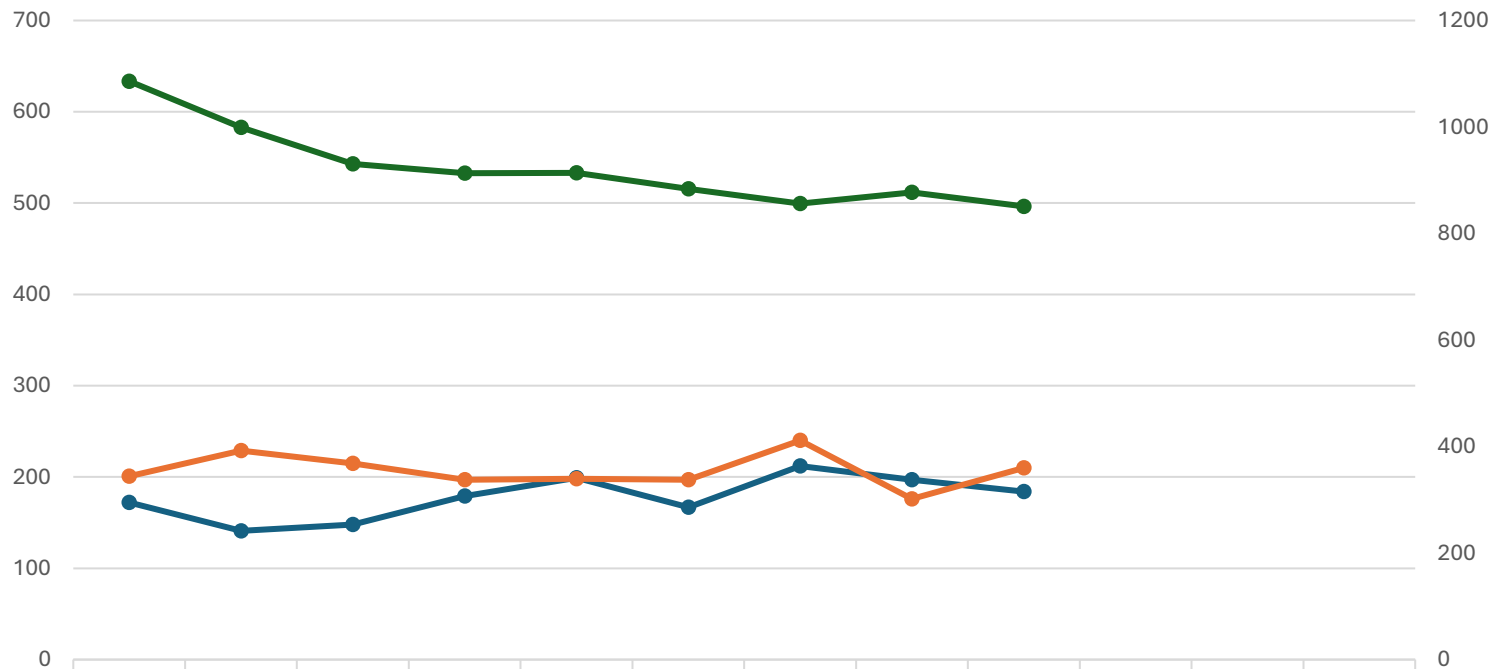
YTD Intake 1599

– disposed of 1863; On Hands 851



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Normal Planning Appeals - Only



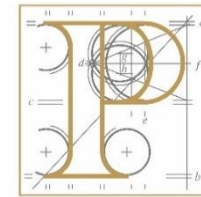
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Cases Received	172	141	148	179	199	167	212	197	184			
Cases Disposed	201	229	215	197	198	197	240	176	210			
Cases On Hands	1086	999	931	913	914	884	856	877	851			

— Cases Received — Cases Disposed — Cases On Hands

SIDs – All Strategic Infrastructure Cases

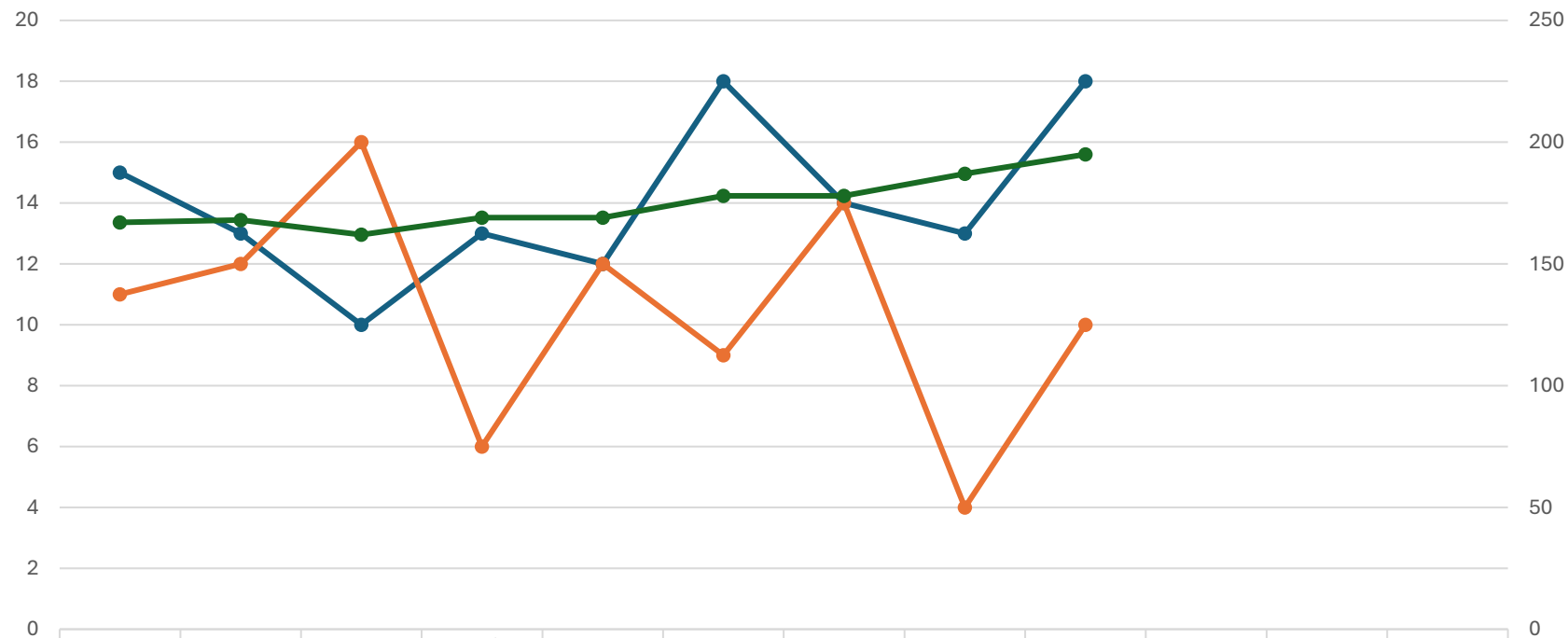
YTD Intake 1599

– disposed Of 1863; On Hands 851



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SIDS All - All Case Types



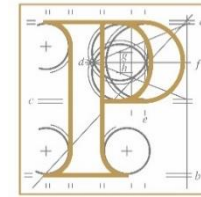
	January	February	March	April	May	June	July	August	September	October	November	December
Cases Received	15	13	10	13	12	18	14	13	18			
Cases Disposed	11	12	16	6	12	9	14	4	10			
Cases On Hands	167	168	162	169	169	178	178	187	195			

● Cases Received
 ● Cases Disposed
 ● Cases On Hands

Residential Zoned Land Tax (RZLT)

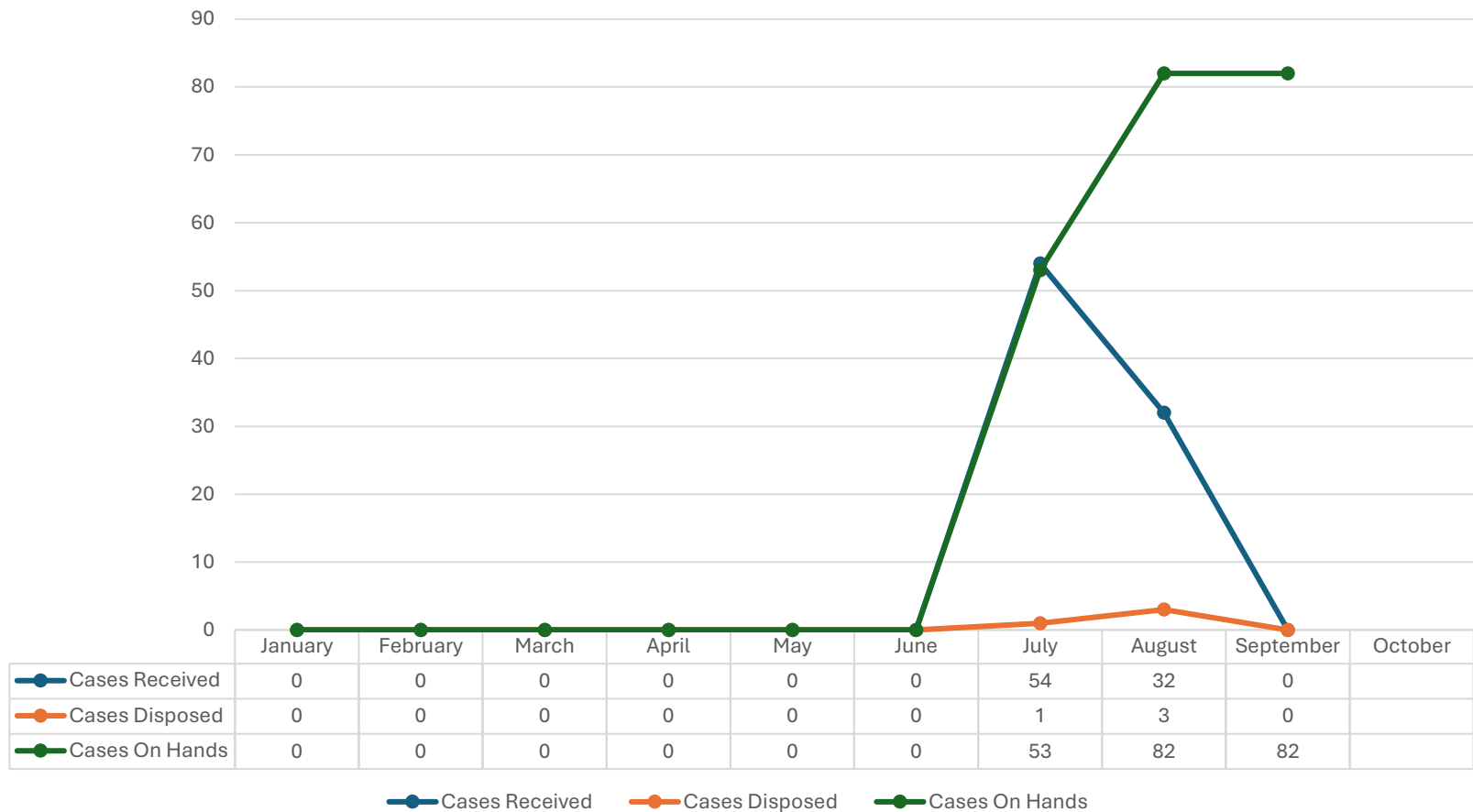
YTD Intake 86

– disposed of 4; On Hands 82



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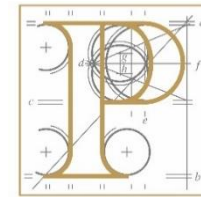
RZLT - All Case Types



Large Scale Residential Developments (LRDs)

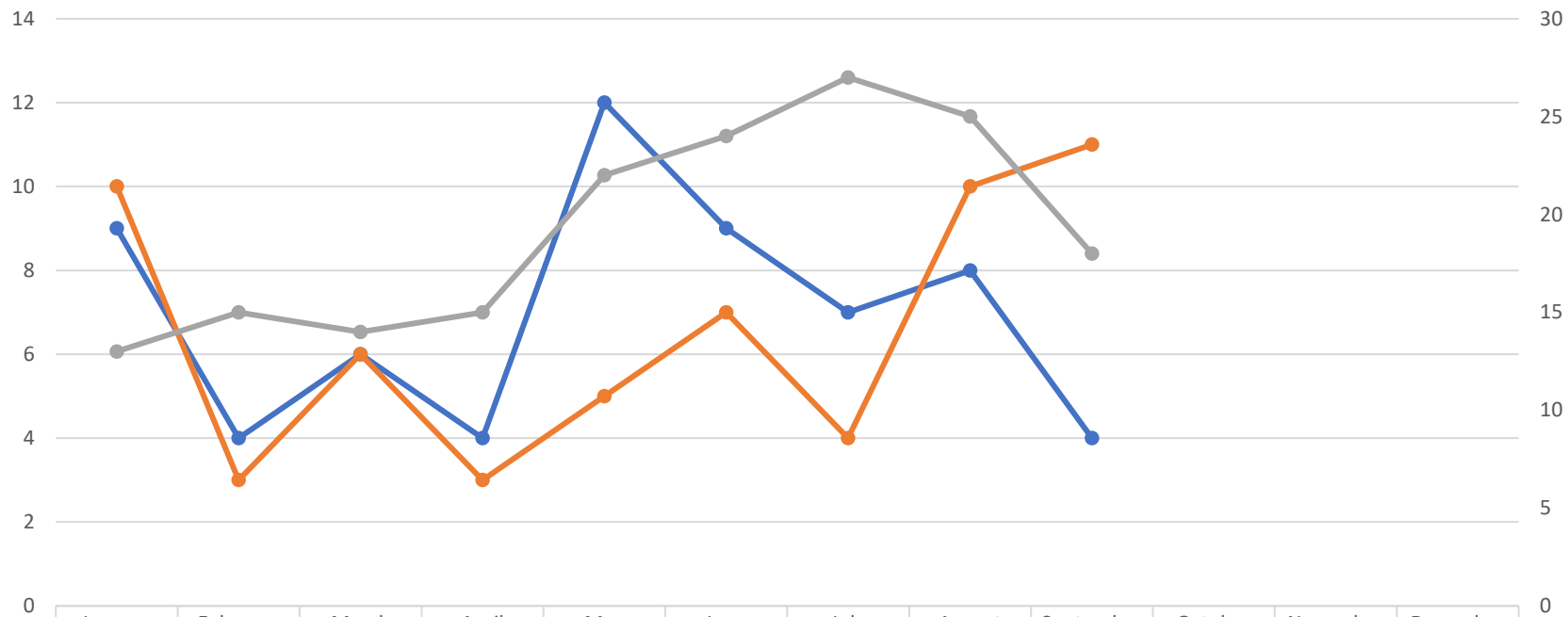
YTD Intake 63

– disposed of 59; On Hands 18



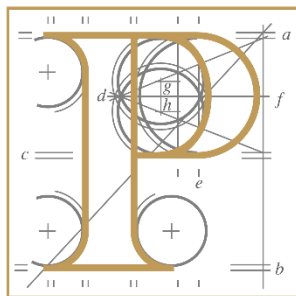
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Large Scale Residential - Appeals



	January	February	March	April	May	June	July	August	September	October	November	December
Cases Received	9	4	6	4	12	9	7	8	4			
Cases Disposed	10	3	6	3	5	7	4	10	11			
Cases On Hands	13	15	14	15	22	24	27	25	18			

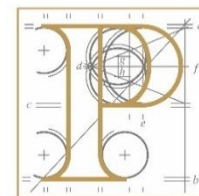
— Cases Received — Cases Disposed — Cases On Hands



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Statutory Objective Period Compliance YTD

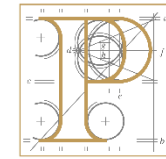
Proposed Planning Casework Targets for Cases lodged in 2025



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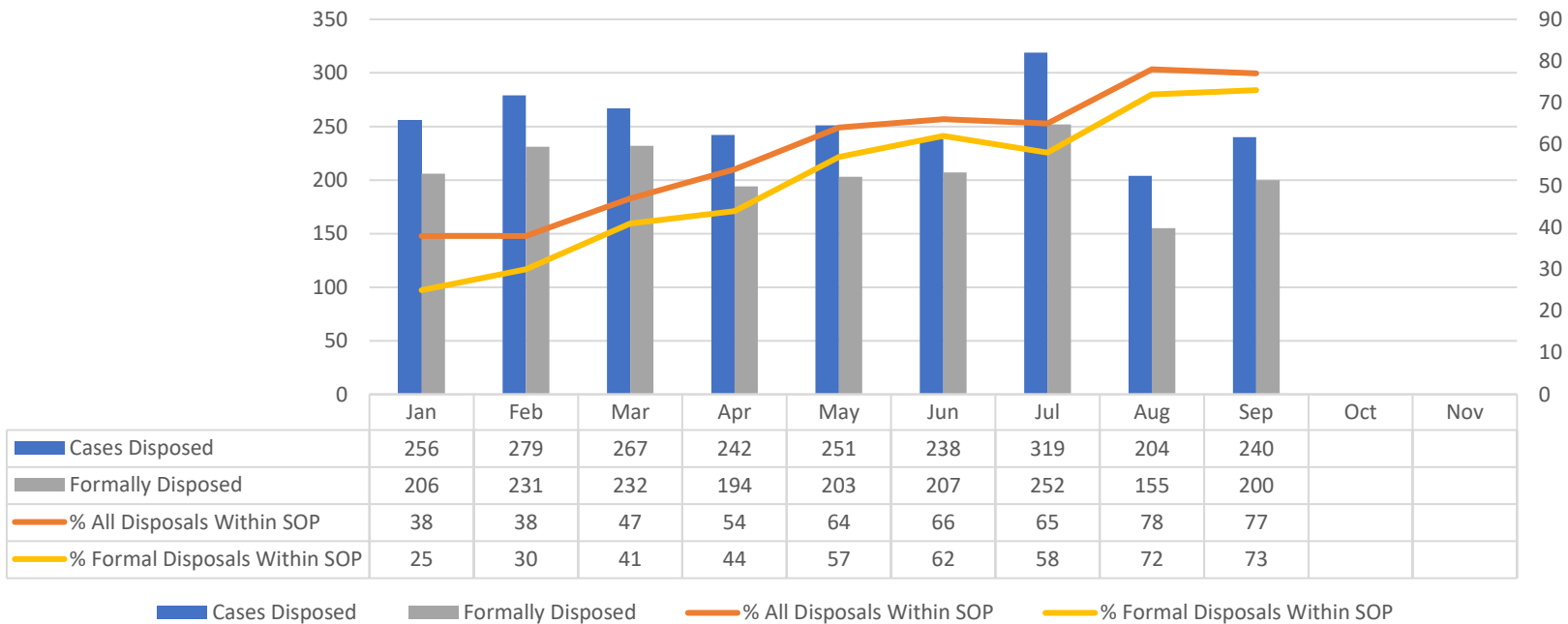
Function	Output	Timeframe
Large Scale Residential Developments (LRD)	95 - 100% disposed of within SOP of 16 weeks	Year end
Normal Planning Appeals	70 - 80% of 2025 cases disposed of within SOP of 18 weeks	Year end
Vacant site levy appeals	90 - 100% of cases disposed of within SOP of 18 weeks	Year end
Derelict Site Appeals	90 - 100% of cases disposed of within SOP of 18 weeks	Year end
RZLT Appeals	90 - 100% of cases disposed of within SOP of 18 weeks	Year end
Electricity Cases	70 - 80% of 2025 cases disposed of within the 2024 P&D Act timeline provisions (48 weeks)	Year end
Section 37(B) Private Applications	75 - 85% of 2025 cases disposed of within the 2024 P&D Act timeline provisions (48 weeks)	Year end
Local Authority Projects (LAP)	70 - 80% of 2025 cases disposed of within the 2024 P&D Act timeline provisions (26 weeks)	Year end
Strategic Infrastructure Developments (SID applications)	70 - 80% of 2025 cases disposed of within the 2024 P&D Act timeline provisions (48 weeks)	Year end

All Cases SOP Compliance



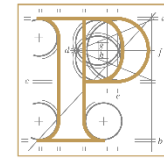
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All Cases - % SOP Compliance



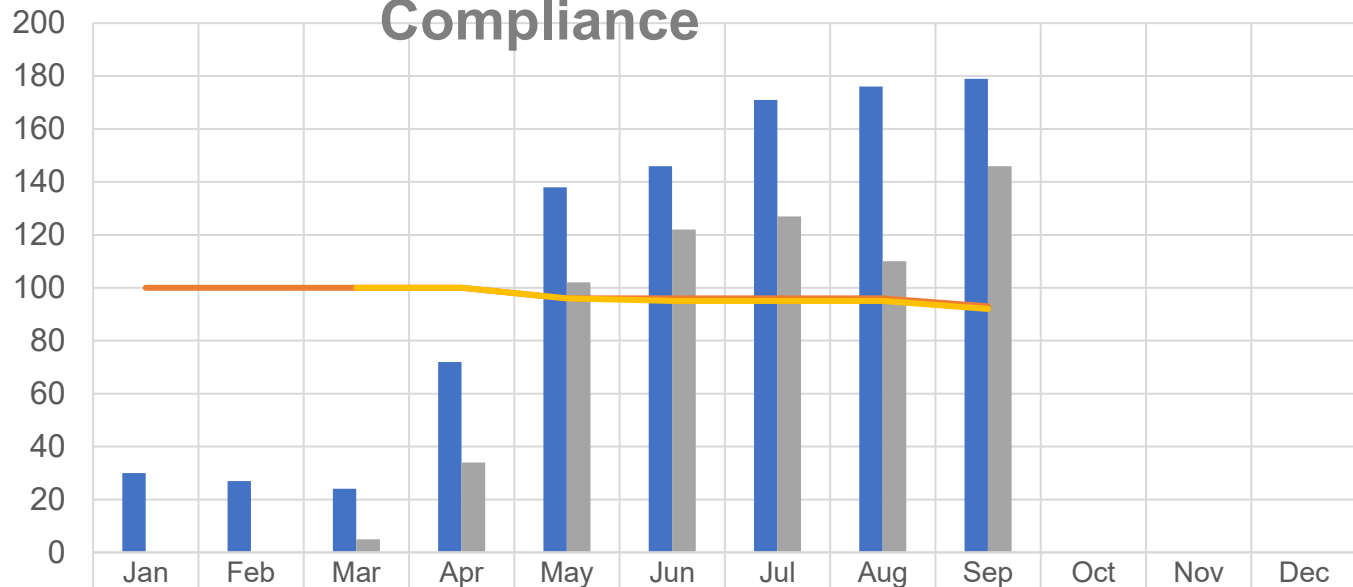
Normal Planning Appeals 2025

Target 70% - 80% of 2025 cases within 18 weeks



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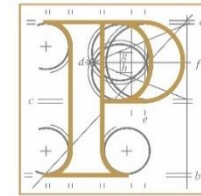
Cases Lodged in 2025 - NPA (inc LRD) - % SOP Compliance



Cases Disposed	30	27	24	72	138	146	171	176	179			
Formally Disposed	0	0	5	34	102	122	127	110	146			
% All Disposals Within SOP	100	100	100	100	96	96	96	96	93			
% Formal Disposals Within SOP			100	100	96	95	95	95	92			

Total on Hand with SOP details

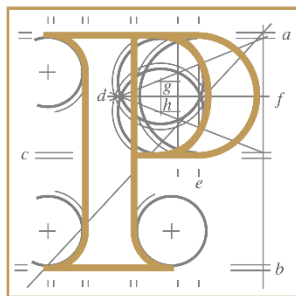
All to Date



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Total On Hands with SOP Detail

Year	2024				2025			
Month	Total on hands	Total on hands Within SOP	Total on hands After SOP	% on Hands After SOP	Total on hands	Total on hands Within SOP	Total on hands After SOP	% on Hands After SOP
January	2408	758	1650	68.52%	1532	704	828	54.05%
February	2336	771	1565	66.99%	1441	679	762	52.88%
March	2244	797	1447	64.48%	1364	655	709	51.98%
April	2126	782	1344	63.22%	1359	684	675	49.67%
May	2055	763	1292	62.87%	1346	709	637	47.33%
June	1914	741	1173	61.29%	1341	735	606	45.19%
July	1944	831	1113	57.25%	1358	818	540	39.76%
August	1992	898	1094	54.92%	1430	888	542	37.90%
September	1914	869	1045	54.60%	1428	890	538	37.68%
October	1728	765	963	55.73%				
November	1592	707	885	55.59%				
December	1571	723	848	53.98%				

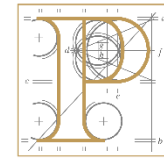


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Strategic Infrastructure Development

SIDs Cases

Older Cases – Actively managing remaining SID cases

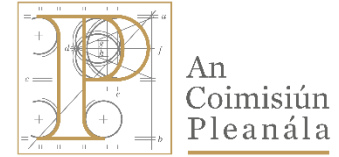


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Year	Total Cases	Status
Pre 2020	1 no. case	First IROPI case – expect decision in Q4
2022	0	-
2023	6 no. cases	• 1 no. electricity case – due Q4 • 2 no. windfarms (Irish language translation; technical issues) • 2 no. Local Authority cases (1 required EIAR and 1 AA issues) • 1 remittal road case (+ assoc. CPO)

Transport Applications

All Public Transport files decided



Public Transport Files: Decisions made

- 12 no. Dublin Bus Connects plus 12 no. CPOs
- 2 no. Galway Bus Connects plus 2 no. CPOs
- 3 no. Dart Projects (Dart West, South-west and North)
- 1 no. Metro

7th Schedule, Electricity and Local Authority and Road (ex. Bus Connects) cases

September 2025

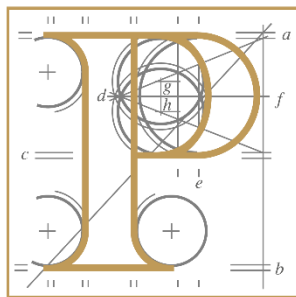


Decision ‘types’ made YTD 2025 include:

- 33 no. Local Authority decisions by the Commission
- 9 no. 7th Schedule decisions (excluding windfarms)
- 2 no. Road cases (Slane bypass and Quay Road Tipperary) + 1 amendment

Live Pre-apps consultations include:

- 25 no. Windfarms
- 33 no. Electricity cases
- 18 no. Power Generating/Waste/hospital
- 1 no. gas pipeline case
- 10 no. road cases
- 2 no. rail cases

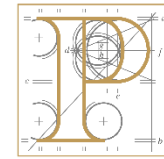


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Strategic Infrastructure Development

Renewable Energy Cases

Solar Decisions – YTD September 2025

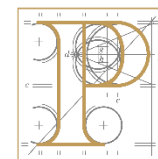


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Time	Sept YTD 2025 Appeals	2024
Cases Received	13	17
Decisions Made	9	18
Granted	9	17 (inc. 4 overturns of PA)
Refused	0	1

- Details – applications to PA provide limited detail on output (MW).

Wind – Strategic Infrastructure Applications & Appeals 2025 YTD vs 2024



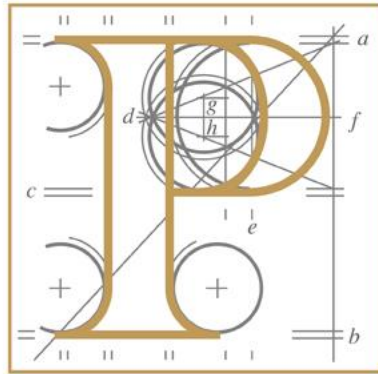
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Time	2025 SID (YTD)	2024 SID	2025 Appeals (YTD)	2024 Appeals
Cases Received (inc remittals)	14*	12	14	13
Decisions Made	6	12	8	12
Granted (Turbines Granted)	5 (56 WTG)	7	7 (22 WTG)	6
Refused	1 (10 WTG)	5	1 (1 WTG)	6

- * 8 no. REDIII cases in September 2025

Cases on Hand YTD 2025

Cases On Hand	Total	Commission	Inspector
Solar	14	3	11
Wind SID	23*	0	23
Wind Appeals	21**	3	18
* Includes 2 court remittals and 8 REDIII			
** Includes 6 court remittals			



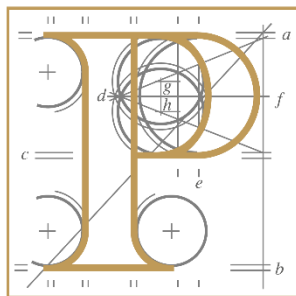
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Marine Applications

MARINE Applications



- Phase 1 ORE files – meetings arranged to review Further Information requests to resolve any issues for the purpose of expediting decisions by the Commission for 3 of the 5 projects
- Ports update:
 - Ringaskiddy due to be discharged by Inspectors shortly
 - Shannon-Foynes Port recently sought to engage in Pre-application Consultations



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Normal Planning Appeals / Housing

- NPA
- Housing

NPA – Pre 2024 Cases with Inspectorate

Year - Analyse	No.	Status
2020	2. no. cases	2 related substitute consent cases – FI issued
2021	2 no. cases	2 substitute cases – file to be completed
2022	5 no. cases	3 cases – legal stay 2 cases – legal issues resolved – file to be completed
2023	4 no. cases	1 case – legal stay 1 case – FI – addendum report required 1 case (SC) – legal issues resolved – file to be completed 1 case - addendum report on foot of s.132 request

NPA - 2024 Cases Summary (end September)



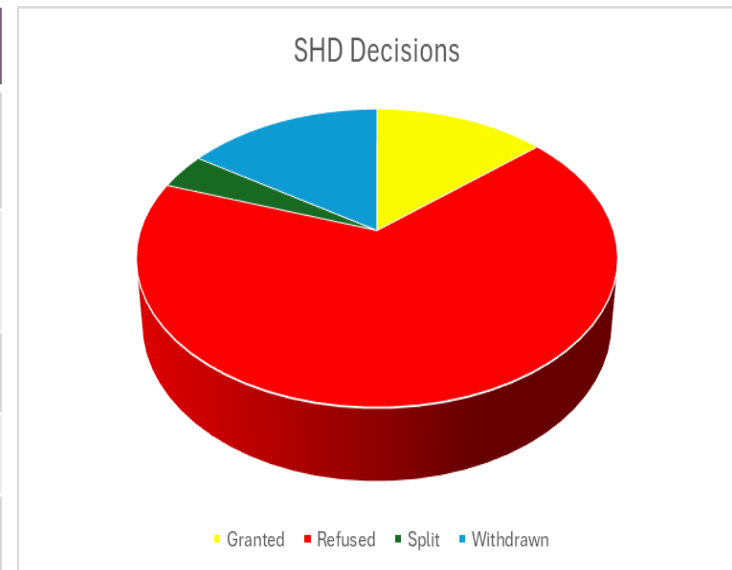
Case Type	At Inspectorate	At Commission
NPA	95	35
Other Case Types	24	9
Total	119	44

Strategic Housing Development

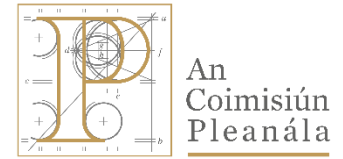
Decisions to Date (Post Crofton)

April 2024 to October 2025

Decision	No.
Granted (3 of which are now under JR)	7
Refused (3 of which is now under JR)	34
Split Decision	2
Withdrawn	9
Total	52



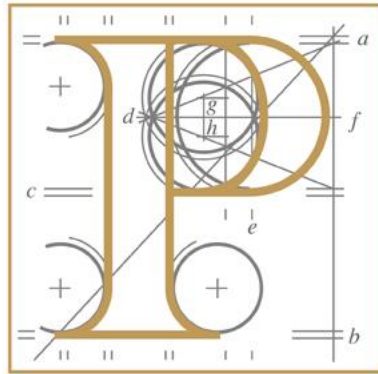
Strategic Housing Development



April 2024 to October 2025

- Further 3 cases with Inspectorate – Oral Hearing
- 15 remitted cases – to be decided Q4/Q1 2026

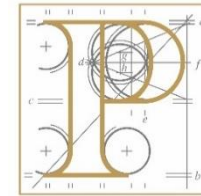
SHD	No.
On Hand With Commission	1
On Hand with Inspectorate	1
Oral Hearing Pending Decision	3
Legal Stay	1
Remitted	15
Conceded/Waiting Instruction	28
Total	49



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Legal Affairs

Legal Affairs update

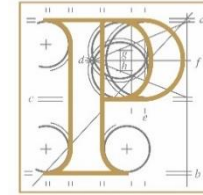


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- » 127 judicial reviews lodged with Central Office against 117 Commission decisions (so far). We reached '127' on the 11 November 2024.
- » 1,685 housing units granted permission by the Commission are subject to judicial reviews lodged in 2025.

Commercial 34	Renewable 8
Housing (SHD, LRD, 2 – 99) 26	Mast 7
Infrastructure 25	RZLT / VSL 5
Single house / householder 10	Quarry 2 (117)

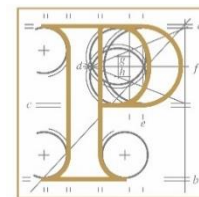
Planning in the Courts



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- » 53 matters scheduled for hearing on the Planning and Environment list and two on the Judicial Review list.
- » Greater Dublin Drainage (ACP 312131) Decision of 9 July 2025 / Proceedings lodged 2 September 2025 / Hearing date 8 & 9 December 2025.
- » Expedited process & additional hearings dates are welcome but there will be ongoing capacity issues.
- » Threats including increasing numbers of judicial reviews and multiple challenges to the same development consent (eg 2025 JR 1266 and 2025 JR 1502)

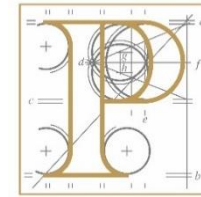
2024 Act v 2000 Act



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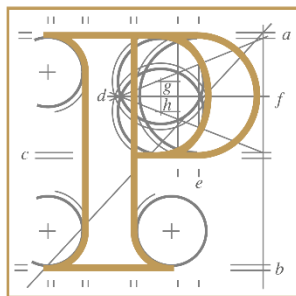
- » We are in the complex period where the 2024 Act is being commenced, while parts of the 2000 Act remain operable. There is the added complication of amendments being made to the 2024 Act.
- » Part 17 of the 2024 Act: what was the 'Board' now falls within the purview of 1. Commissioners, 2. corporate Board or 3. Chief Executive Officer. Each element of the tripartite structure has legal powers.
- » Part 9 Chapter 1 – the procedural changes to judicial review have been commenced but do not apply to planning decisions made per the 2000 Act. New provisions will apply to 2024 Act decisions.

Annual report 2024



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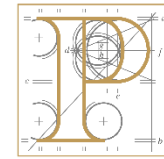
- Annual report sets out the legal costs incurred by the Commission in 2024.
- It sets out the outcomes of the 129 cases that reached a substantive outcome in 2024. 26 wins, 15 losses, 53 concessions and 35 cases withdrawn
- The report explores the reasons for the 53 concessions and 15 losses in that year, and this includes evolving jurisprudence. It categorises losses/concessions into particular training and development workstreams which will enhance the robustness of Commission decisions.
- Legal Affairs had 392 active on-hands judicial reviews in 2024, defined as a judicial review in which the Commission discharged a fee note in that year.



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Resourcing Update

Overview of Resourcing 2022 – Q3 2025



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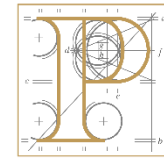
FTE	Commission	Senior Management	Inspectorate	Administration	Total
End 2022	6	18	66 (1)	113	203
End 2023	15	22	87 (3)	130	254
End 2024	17	27	100 (3)	146	290
2022 v 2024					+43%
End September 2025	14	28	100(6)	147	289
Sanctioned FTE					313

Period: Jan-Sep 2025

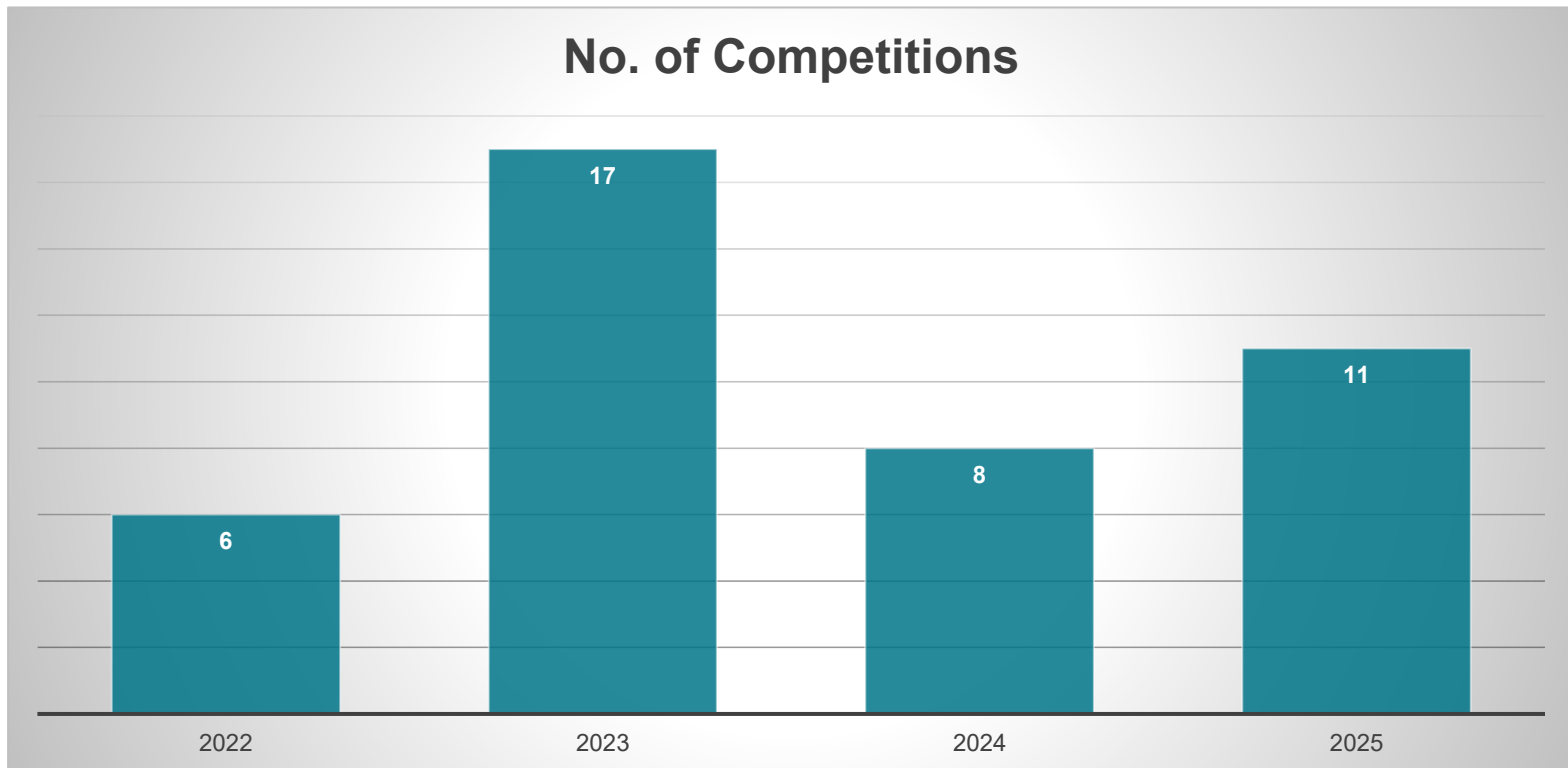
New Starters	35(3 due to start Q4)
Leavers	36
Promotions	15

Recruitment Competitions

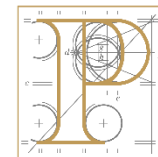
2022 – 2025



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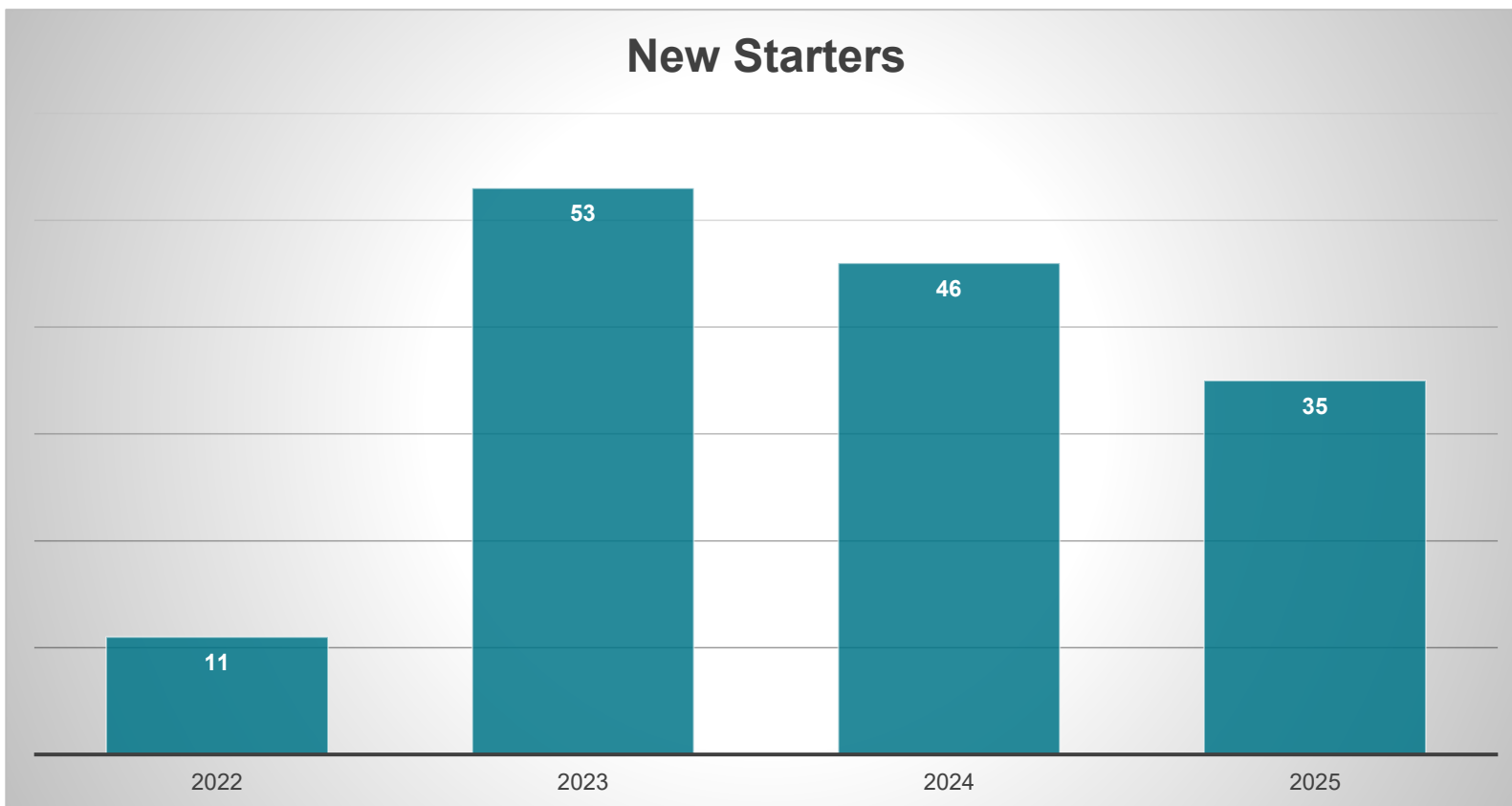


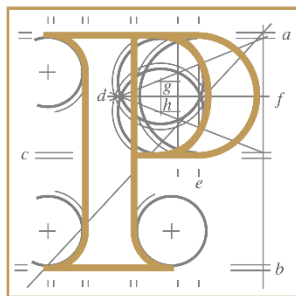
New Starters 2022 – September 2025



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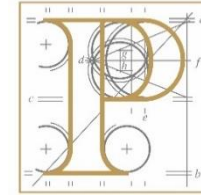
New Starters



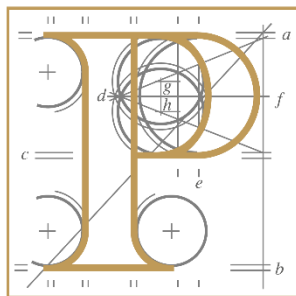


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Transformation & Digital Strategy



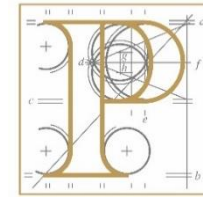
- **Online Appeals**
 - Developed through Office Government IT department (OGCIO)
Pilot November 2025, Go-Live January 2026
- **Planning Authority Documents**
 - ACP to view documents on PA websites instead of duplication of digital documents from PA to ACP
- **Public File for Direct Applications**
 - Since June 2025 all new application public documents are on ACP website
- **New Case Management System (CMS)**
 - Modern Cloud-based system will enable advanced digital integrations and data analysis



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Governance Update

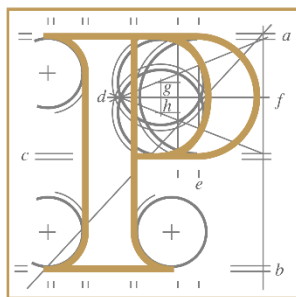
Governance Update



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- ACP established on 18th of June 2025
- Governing Board in place
 - Chair Paul Reid and 5 board members, details on website
 - 2 Governing meeting held to date (July and September) and 2 further dates planned. October meeting devoted to Strategy Statement 2026 – 2029
- 4 tasks within first 6 months
 - New Code of Conduct - done
 - Appoint Chief Planning Commissioner – advertised
 - Approve Decision Making Procedure Document*
 - Prepare and submit Strategy Statement to Minister*

*commenced and expect to finalise at November Board



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www.pleanala.ie

